

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 1-SA-06-C **Related File Number:**
Application Filed: 12/5/2005 **Date of Revision:**
Applicant: CHARLIE BARNETT
Owner: CHARLIE BARNETT

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side of Keller Bend Rd., north of View Point Ln.
Other Parcel Info.:
Tax ID Number: 165 012 **Jurisdiction:** County
Size of Tract: 20.14 acres
Accessibility: Access is via Keller Bend Rd., a local street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling & vacant land
Surrounding Land Use: Property in the area is zoned A agricultural and PR residential. Development consists of single family dwellings on lots greater than one acre in size in the area zoned A agricultural and multi-family residential is found in the PR zoned area.
Proposed Use: Detached single family subdivision **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ely Property Subdivision
Surveyor: Carraher & Ward, LLC
No. of Lots Proposed: 6 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 5 conditions.
Staff Recomm. (Full):
 1. Meeting all applicable requirements of the Knox county zoning ordinance
 2. Meeting all applicable requirements of the Knox county Dept. of Engineering and Public Works
 3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
 4. Provision of a revised plan that depicts the proposed driveway locations on Keller Bend Rd. The applicant's surveyor must certify that 300' of sight distance is available in both directions at each driveway location.
 5. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments: The applicant is proposing to divide this 20.14 acre site in 5 lots containing a little over one acre. The remaining 14 acres will be retained in one large tract. The five lots will have access to Keller Bend Rd. via private driveways. The staff will require the driveway locations be shown on the plan. Three hundred feet of sight distance in each direction will be required at each driveway. If the sight distance can not be attained on each lot, shared driveways may be permitted with the recording of the required access easements. The applicant has stated that he may reduce the number of lots once the concept plan is approved.

MPC Action: Approved **MPC Meeting Date:** 1/12/2006

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 5 conditions.

Date of MPC Approval: 1/12/2006 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:
Date of Legislative Action: **Date of Legislative Action, Second Reading:**
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: **Disposition of Case, Second Reading:**
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**